

SPENCE WILLARD



Yarborough House, Undercliff Drive, St Lawrence, Isle of Wight

An impressive Victorian villa situated in an elevated position benefitting from panoramic southerly sea views, a self-contained apartment and south facing garden

VIEWING:

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Built in circa 1840, this fine period property benefits from panoramic views over St Lawrence and to the English Channel beyond. Set across four floors and being south facing, the property is light and spacious with the majority of principal rooms being dual aspect and enjoying glorious views. Many period features remain, including impressive front door with stained glass, attractive fireplaces and ornate cornicing.

Having been lovingly refurbished by the current owners over the past 25 years, the property has been restored to its former glory after serving some time as a Bed & Breakfast and has recently benefitted from being fully repointed and externally repainted. The addition of an Air Source Heat Pump and solar panels also contribute to making this large family home economical to run.

Yarborough House is situated in an Area of Outstanding Natural Beauty within this sought-after coastal village, which has a village store and post office, as well as direct access to wonderful country and coastal walks, including nearby Woody Bay.

Nearby, is the popular town of Ventnor which offers a wider selection of popular independent restaurants, bars and shops, as well as fish market and renowned Botanic Gardens.

ACCOMMODATION

GROUND FLOOR

Stone steps lead up to a covered entrance. Wide front door with original stained glass inset and panels to either side opens to:

ENTRANCE HALL A spacious entrance with elegant period staircase with solid wood handrail rising to the upper floors and down to lower ground floor. A Velux window fills the stairway with natural light.



SITTING ROOM A spacious, dual aspect room with a large south facing bay window flooding the space with natural light and providing glorious views to the garden and English Channel beyond. With wooden flooring and period features to include ornate corbels to the wide arched opening framing the bay window, and fireplace inset with log burning stove and marble surround.

DINING ROOM An impressive, dual aspect room with a bay window enjoying the panorama. Full height bookshelving to one wall and space for a large dining table. There are internal leaded glass windows to either side of the steps that lead down to the:

KITCHEN Well fitted with an array of base and wall units, tiled walls and with granite worksurface inset with undermount ceramic sink and drainer. Appliances include an integrated Bosch dishwasher and range cooker with integrated extractor above. Bi-fold doors open to the:

CONSERVATORY On the eastern elevation of the house and separated from the kitchen with a breakfast bar allowing the space to be used as an open-plan living area. This spacious glazed room provides ample space for both seating and dining, with French doors opening to the south facing terrace and enjoying the views.

UTILITY AREA A large room with tiled flooring, fitted storage cupboards. Space and plumbing for washing machine and dryer, and worksurface with sink inset and large window above overlooking the driveway.

CLOAKROOM With WC.

REAR ENTRANCE LOBBY Glazed porch with some stained glass detailing and tiled flooring.

FIRST FLOOR

AIRING CUPBOARD Housing hot water cylinder with slatted shelving and storage space.

GYM/BEDROOM 5 A large double room currently utilised as a gym overlooking Undercliff Drive.

SNUG/BEDROOM 6 A dual aspect room with feature fireplace (sealed) and stripped wood flooring, currently used as a snug.

MASTER BEDROOM A beautifully light and spacious bedroom with dual aspect and original sash windows with a stunning vista.

FAMILY BATHROOM With tiled flooring, a freestanding bath is situated in front of a large window with a southerly outlook. Large wash basin and WC.





Self-Contained Apartment



Self-Contained Apartment



Yarborough House taken in 1867

**SELF-CONTAINED APARTMENT
(LOWER GROUND FLOOR)**

Accessed externally from the paved terrace, this apartment was completed in 2010, to provide self-contained accommodation and would work well as an annexe or holiday let opportunity, comprising:

ENTRANCE LOBBY With arched glazed door and providing ample space for coats and shoes.

LIVING ROOM With space for both seating and dining areas with views over the terrace and English Channel.

KITCHEN A modern fitted kitchen with integrated dishwasher, four ring ceramic hob with extractor above and oven below. Sink and drainer. Space for freestanding fridge.

WET ROOM Fully tiled with shower, wash basin, WC and heated towel rail.

BEDROOM A large, dual aspect double bedroom with view to the garden terrace and sea beyond. Ample space for further seating.



BEDROOM 2 A further light and spacious south facing bedroom with high ceilings and a dual aspect to Undercliff Drive and the English Channel.

SECOND FLOOR

BEDROOM 3 A double bedroom with a dual aspect, providing distant sea views.

SHOWER ROOM EN-SUITE Tiled throughout with shower, wash basin and WC.

BEDROOM 4 A double bedroom with built-in cupboard and window overlooking the side garden.

SHOWER ROOM EN-SUITE Shower, wash basin set on vanity unit with storage below and WC.

Stairs lead from the second floor for easy access to the partially boarded loft space.

OUTSIDE

A gravel driveway bordered with stone walls and large Olive tree offers parking for up to 4 cars, along with a separate **GARAGE**. Yarborough House is set in a good-sized plot and there is access to either side of the property; a gated access to the eastern side leads to the rear entrance porch and large paved terrace which wraps around to the front of the property. Whilst to the western side of the property, a gravel pathway meanders through planting opening to enjoy the impressive view, with the pathway joining the paved terrace leading to the impressive entrance.

The garden is terraced with stone steps and gravel pathways with handrailing, providing various areas to sit and take in the views, and leads down to an area of lawn, in all the plot totalling approximately 0.4 acres.

POST CODE PO38 1XF

TENURE Freehold

COUNCIL TAX Band G

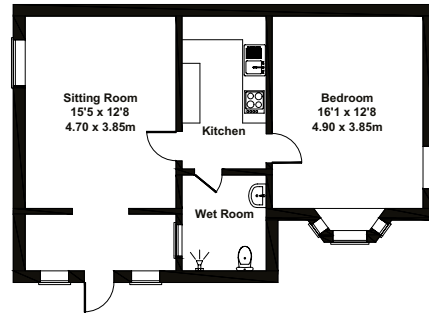
EPC Rating D

SERVICES Mains water, electricity and drainage. Air Source Heat Pump serves heating delivered via radiators. Solar Panels supplement the electricity and the feed-in tariff (in place until 2036) gave the owners an income of nearly £2000 in 2023.

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



SELF-CONTAINED APARTMENT (LOWER GROUND FLOOR)

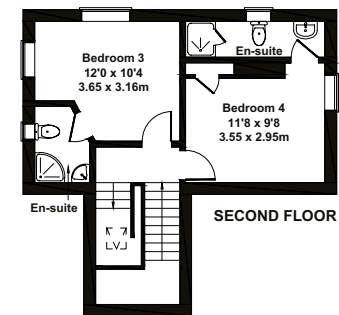
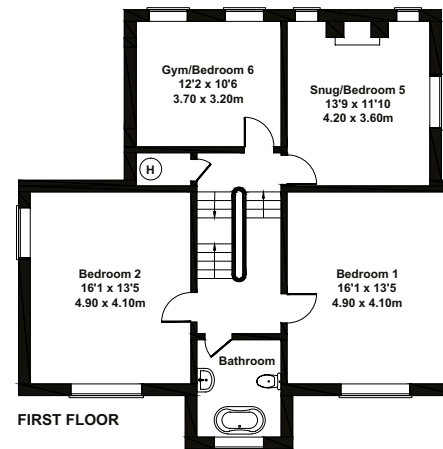
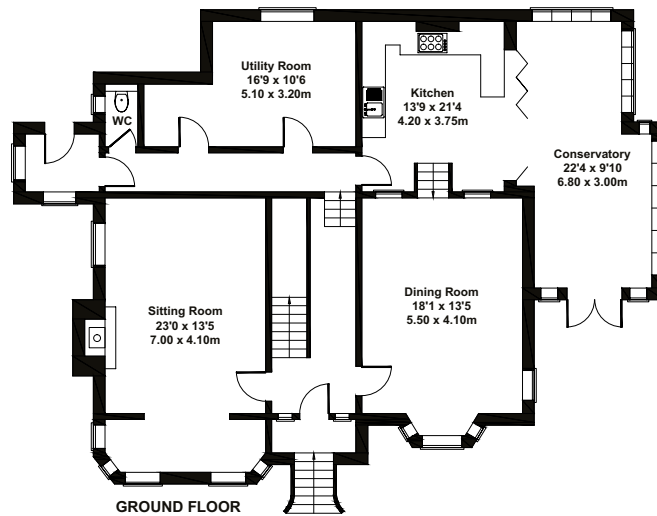


Yarborough House

Approximate Gross Internal Area
3434 sq ft - 319 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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